

22 Rosamund Avenue  
Merley  
Wimborne BH21 1TE

Price **£425,000** Freehold



A TWO DOUBLE BEDROOM, TWO BATHROOM  
DETACHED BUNGALOW, SITUATED IN A QUIET  
LOCATION, BENEFITING FROM A SIZEABLE  
CONSERVATORY AND SOUTH FACING REAR GARDEN.



Total area: approx. 94.4 sq. metres (1016.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

- \* ENTRANCE HALL 9'3" x 7'1" max (2.83m x 2.16m)**
  
- \* SITTING ROOM 19'1" x 12'5" (5.82m x 3.81m)**
  
- \* KITCHEN 12'8" x 10'9" (3.91m x 3.32m)**
  
- \* CONSERVATORY 20'5" x 9'6" (6.25m x 2.93m)**
  
- \* BEDROOM ONE 12'4" x 11'1" (3.78m x 3.38m)**
  
- \* EN-SUITE SHOWER ROOM 8'7" x 3'1" (2.65m x 0.95m)**
  
- \* BEDROOM TWO 11'1" x 9'2" (3.38m x 2.81m)**
  
- \* FAMILY BATHROOM 9' x 5'7" (2.74m x 1.74m)**
  
  
- \* FRONT AND REAR GARDENS**
  
  
- \* DRIVEWAY AND SINGLE GARAGE**
  
  
- \* UPVC DOUBLE GLAZED**
  
  
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door gives access into the entrance hall which has telephone point and loft access via a hatch. The light and airy sitting room has windows to front and side aspect, television point and central fireplace with electric 'wood burner', marble effect hearth and ornate mantle. The kitchen has window to side aspect, further window and door to rear, a range of wall and floor mounted cupboards, roll top working surfaces, one and a quarter single sink with drainer and mixer tap, part tiled walls, space for washing machine, dishwasher and tall fridge freezer and integrated appliances to include oven, grill, four ring induction hob and extractor fan over. Off the kitchen is access into the sizeable conservatory, which runs the width of the property, and has sliding patio doors leading out to the rear garden.

Bedroom one has window to rear aspect and benefits from a range of fitted furniture to include wardrobes, drawers and cupboards. The en-suite shower room has frosted window to side aspect, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with shower. Bedroom two has window to front aspect. The family bathroom has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, storage cupboard with slatted shelving, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front is an area laid to lawn and a newly laid tarmac driveway providing off road parking for a number of vehicles in turn leading to the single detached garage which has recently had a new roof, up and over door, light, power and personal UPVC double glazed door to side. The private and southerly facing rear garden has a patio running adjacent to the property leading to the remainder being laid to lawn, all of which are bound by timber fence borders. There is also a Summer House, which would be an ideal home office, which has light and power with additional storage area to the side. Access down the side, via new timber gates, lead to the front.





**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the first turning on the left into Rempstone Road and the last turning on the right into Merley Gardens. Rosamund Avenue is the third turning on the right.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1878**